



£1,150 PCM

21 Dovetail Place Lawrence Road, London, N15 4EB

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*** LET AGREED stc *** Welcome to this contemporary ONE BEDROOM apartment situated on the 3rd floor of the popular Bellway development LAWRENCE SQUARE. Comprises of a large fully fitted kitchen, open plan sitting room, a large double bedroom, utility, bathroom, entrance hall and balcony. The apartment is located within easy walking distance of Seven Sisters Tube Station providing ease of access to London Victoria. EPC Rating: B

Situation

The apartment is situated on the 3rd floor of the Upper West block, and entered from the secure ground floor foyer. Access is provided via stairs or a lift to all floors. On entering the front door the entrance hall is light and spacious, providing access to the kitchen and open plan sitting room. The kitchen is fully fitted and finished to a high standard. The sitting room is double aspect, with a patio door opening out onto the balcony.

The double bedroom has fitted wardrobes and overlooks Lawrence Road, the bathroom is fitted with a bath and a shower above, w/c, sink and wall unit. A utility room provides a fitted washing machine and additional storage.

Council tax

Haringey Borough Council - the current tax band is B 2020/21 payable £1325.82

Area

Tottenham is within easy reach of some of London's most fashionable boroughs, with Seven Sisters Station just a short walk away. From here, residents will find direct tube services into Islington (5min), renowned for its leafy Upper Street, eclectic mix of boutiques, gastropubs and bustling markets. The station also offers access to the cosmopolitan areas of Covent Garden and Camden, as well as connections to King's Cross St Pancras and London Victoria.

Just a stone's throw away from the heart of London but at Lawrence Square vast expanses of open parkland, where you can enjoy the scenery or let off steam with a host of sports and outdoor activities, are also right on your doorstep...

Transport links

Good local rail links are also available, with Seven Sisters Station providing direct routes into London Liverpool Street (8mins), while Tottenham Hale station offers direct services into Stratford and Westfield Stratford City Shopping Centre (10mins).

Lawrence Square also benefits from convenient road

connections, with the A10 and A503 easy to access, while Heathrow Airport is around 25 miles from the development.

Tenancy security deposit

A deposit of 5 weeks rent is required and Secured in the DPS (Deposit Protection Scheme).

Viewings

** We are following strict guidelines regarding viewings during COVID-19.

Virtual viewings will be carried out initially by the Landlord's Agent - Adkins Lettings is part of ADKINS PROPERTY GROUP in Cirencester - Please contact us to arrange this, we look forward to hearing from you soon.

Residential Sales | Lettings | Management

Agents notes

We inform our potential tenants that these letting details have been prepared as a general guide. The room sizes are to be taken as a guide and not relied upon for measuring for furniture etc.

Redress scheme

We are members of The Property Ombudsman

Client money protection

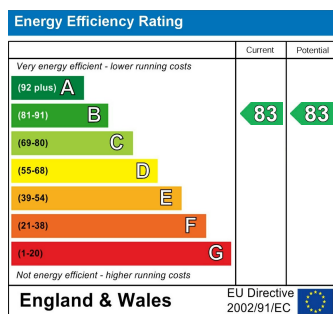
Adkins is compliant with the mandatory regulation 'Client Money Protection Scheme' CMP, this protection is in place for the benefit of both tenants and landlords.

Compliance

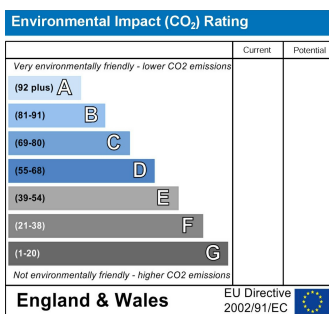
The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.

Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that accordance with Letting Regulations potential tenants will be required to provide proof of identification documents no later than where a tenant's offer is informally accepted by our landlord.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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